



Order Filed on June 28, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)  
2017-2766

**Powers Kirn, LLC**  
ecf@powerskirn.com  
William M. E. Powers III  
Angela C. Pattison  
728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
(856) 802-1000  
Attorney for Freedom Mortgage Corporation

In Re:

Robert E. Nason

Debtor(s)

Case No.: 18-13494-KCF

Chapter: 13

Hearing Date: N/A

Judge: Honorable Kathryn C. Ferguson

Recommended Local Form:

☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

DATED: June 28, 2019

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of Powers Kirn, LLC, Attorneys for Freedom Mortgage Corporation (“Freedom”) debtor(s)’ mortgagee, under Bankruptcy Code Section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause, it is

**ORDERED** that the automatic stay is hereby vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant’s rights in the following:

☒ Real property more fully described as 6 Richmond Road, Edison, NJ 08817.

It is further **ORDERED** that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff’s sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff’s sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, and any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Robert E Nason  
Debtor

Case No. 18-13494-MBK  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jul 01, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 03, 2019.

db +Robert E Nason, 6 Richmond Rd, Edison, NJ 08817-4038

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 03, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 1, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Denise E. Carlon on behalf of Creditor Citigroup Mortgage Loan Trust Inc., Asset-Backed  
Pass-Through Certificates, Series 2007-AMCI, U.S. Bank National Association, as Trustee  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Kevin Gordon McDonald on behalf of Creditor Citigroup Mortgage Loan Trust Inc., Asset-Backed  
Pass-Through Certificates, Series 2007-AMCI, U.S. Bank National Association, as Trustee  
kmcDonald@blankrome.com, bkgroup@kmlawgroup.com

Melissa N. Licker on behalf of Creditor Freedom Mortgage Corporation  
NJ\_ECF\_Notices@mccalla.com

Robert C. Nisenson on behalf of Debtor Robert E Nason rnisenson@aol.com,  
nisensonlaw@aol.com;g2729@notify.cincompass.com;nisensonrr70983@notify.bestcase.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

William M. E. Powers, III on behalf of Creditor Freedom Mortgage Corporation  
ecf@powerskirn.com

William M.E. Powers on behalf of Creditor Freedom Mortgage Corporation ecf@powerskirn.com

William M.E. Powers, III on behalf of Creditor Freedom Mortgage Corporation ecf@powerskirn.com  
TOTAL: 9